

## S U M M A R Y

<b>FILE NO.</b>	2235	<b>Thomas Guide Map No.</b>	478
		<b>Date Received:</b>	06/30/06
<b>ENTITY</b>	Woodinville Water District	<b>Date Distributed:</b>	07/03/06
		<b>Date Filed:</b>	
<b>ACTION</b>	Property Owner Petition for Annexation to Permit Extension of Water Service Area	<b>Expiration 45 Days:</b>	08/14/06
<b>TITLE</b>	Goldberg Annexation	<b>Board Meeting:</b>	07/13/06

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<b>Location</b>	The site is located within the Rural Area of Unincorporated King County. The northern boundary of the site generally follows NE 202 <sup>nd</sup> Street (if extended). The southern boundary of the site generally follows NE 197 <sup>th</sup> Street (if extended). The western boundary is generally formed by 224 <sup>th</sup> Avenue NE (if extended). The eastern boundary is generally formed by 225 <sup>th</sup> Avenue NE (if extended).
<b>Land Area</b>	Seven acres
<b>Current Land Use:</b>	Residential Uses; Vacant Land
<b>Population</b>	Nine persons
<b>Assessed Valuation</b>	\$1,725,000
<b>County Comprehensive Plan Designation</b>	Rural Residential Uses
<b>County Zoning</b>	Residential (RR-5 – 1 dwelling unit per 5 acres)
<b>City Comprehensive Plan Plan Designation/ Zoning</b>	Not applicable
<b>District Comprehensive Plan</b>	The Woodinville Water District Comprehensive Plan/Coordinated Water Systems Plan establishes provisions for water service to the proposed annexation area.
<b>District Franchise</b>	The required franchise is provided, pursuant to the Woodinville Water District Comprehensive Plan (2000), by agreement with King County.
<b>Urban Growth Area (UGA)</b>	The site is located within the Rural Area as defined under the State Growth Management Act, King County Comprehensive Plan.
<b>SEPA Declaration</b>	A SEPA Environmental Checklist was prepared and a determination of Non-Significance was issued in May of 2006.

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s)** Kathy Lambert

**King County:** Clerk of Council, Department of Assessments, Fire Marshal, Health Division,  
State Department of Ecology, Puget Sound Regional Council,  
Municipality of Metropolitan Seattle (Metro)

**Cities:** Woodinville

**Fire Districts:** Woodinville Fire and Life Safety District (No. 36)

**Water Districts:** Northshore Utility District

**Sewer Districts:** Woodinville Water District; Northshore Utility District

**School District:** Northshore School District No. 407

## **SUMMARY (File No. 2235)**

The Woodinville Water District proposes to annex approximately seven acres within the Rural Area of Unincorporated King County. The northern boundary of the site generally follows NE 202<sup>nd</sup> Street (if extended). The southern boundary of the site generally follows NE 197<sup>th</sup> Street (if extended). The western boundary is generally formed by 224<sup>th</sup> Avenue NE (if extended). The eastern boundary is generally formed by 225<sup>th</sup> Avenue NE (if extended).

The Woodinville Water District initiated this annexation proposal based on a petition by property owners. The authority for annexation is derived from RCW 57.24.0060 and RCW 57.24.070 (Annexation of Territory). The Goldberg Annexation is being proposed by the Woodinville Water District in order to facilitate the provision of coordinated water services to the Area. Annexation will also provide future residents an opportunity to participate in elections for the Woodinville Water District. A Resolution for Annexation was approved by the District in May of 2006.

The Woodinville Water District includes the Annexation Area in its Comprehensive Plan. District representatives report that the agency has necessary capacity to provide water service to the Goldberg Area.

The proposed annexation is reported to be consistent with the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit development of primary land uses and corollary public services (e.g., water) envisioned in the RCW 36.70A.

The proposed annexation is reported to also address the King County Comprehensive Plan/Countywide Planning Policies. For example, the Annexation is consistent with Policy F-104 which supports special purpose districts as the planners and providers of public services to the Rural Area consistent with rural standards and needs in a manner that addresses public health and welfare. Water service is permitted in keeping with standards for effective, economic, efficient land management and for environmental protection for this Area.

The Goldberg Annexation reportedly will provide the opportunity for water service to the area, but this action will not have any direct effect on King County plans and regulations relating to land use designations, zoning, population allocations, or other public facilities/services associated with the proposed annexation to the Woodinville Water District.

More specifically, under King County standards, the entirety of the Goldberg Area is designated for Rural Residential Use and is permitted to be developed with residential uses of one dwelling unit per five acres. Currently, the Area includes both developed and undeveloped land that is suitable for future residential uses. All future development in the Goldberg Area would be subject to applicable King County Land Use plans and regulations. Environmentally sensitive areas would also be preserved under the provisions of this annexation.

Other public services (e.g., fire service, emergency services) would continue as currently provided to the Goldberg Area.

The Goldberg Annexation Area is currently served by on-site septic systems. These systems will continue to serve the residents as sewer services are not permitted in the Rural Area.

Woodinville Water District representatives report that the Goldberg Annexation would be consistent with RCW 36.93.180 (Objectives of the Boundary Review Board. For example, the proposed annexation would help to preserve and enhance the community (Objective 1) through the provision of a public service that would enable suitable residential development in the area. Annexation will enable properties to obtain access to services that will enhance public health and safety. Annexation will provide an opportunity for coordinated services that will protect and enhance residential uses.

The proposed annexation is also consistent with Objective 2 and Objective 3, which call for logical and viable service areas. Similarly the annexation would be consistent with Objective 4 and Objective 7 calling for regular and practical boundaries. The Woodinville Water District has approved plans, technology, and resources required to provide coordinated, orderly service to properties within the District. Other properties in the vicinity are now served by Woodinville Water District. The addition of Goldberg properties to the Woodinville Water District would provide for more regular service area boundaries thereby permitting more efficient coordinated services.

The Woodinville Water District has planned for funding costs for provision of public water service to the Goldberg Annexation Area. A sufficient and reliable water supply is necessary to support current development and permitted future residential uses.